



Allan Morris
estate agents

**Laxton Close, Crowle,
Worcestershire.**

4 Laxton Close, Crowle, Worcestershire. WR7 4BH

Features

- A well presented and deceptively spacious 3 bedroom detached house
- Large open-plan Sitting Room/Dining Area
- Conservatory to the rear
- Parking, garaging and pleasant rear garden
- Plans passed to extend, if required
- **NO ONWARD CHAIN**

The property is situated within the sought after village of Crowle, offering excellent local amenities, to include Village Shop, Public House and local schooling and has easy access to Worcester City and major transport links. 'No. 4' is situated within a quiet no though close with views over fields.

Accommodation briefly comprises: Door to open-plan Sitting Room/Dining Area with wood flooring and initially into Sitting Room, with wood burner and window to front elevation, Dining Area then opens into a good size Conservatory with doors to the garden, again with wood flooring, Kitchen to the rear, Utility Area and plumbing for washing machine, etc., access into Garaging with power and lighting, downstairs Shower Room. On the first floor: Landing with airing cupboard and slatted shelving, Bedroom 1 to front elevation with built-in wardrobes and views, Bedroom 2 to the rear with built-in wardrobe, Bedroom 3 to front elevation with views overlooking fields, Family Bathroom with shower over.

Outside: To the front is an easily maintained foregarden, with off road parking, Garaging and side gated access. The rear of the property is of particular note, having a very pleasant and mature well stocked garden, with various trees, shrubs and bushes and decked seating areas.

AGENT'S NOTE: There are plans passed to extend (if required) to create a further Bedroom with En-Suite.





Directions:

From Worcester take the old A44 out, turn left on the A422 Swinesherd Way, over two roundabouts then turn right signposted Crowle and Tibberton. Continue along this road going straight over the roundabout, bearing left then turning right as signposted to Crowle. Continue into the village of Crowle, then just after the Public House turn right into Church Road. Continue along this road and turn left into Froxmere Road for approximately half a mile. Turn right into Geneva Crescent and then left into Laxton Close. Follow the road around, where number 4 can be found on the left hand side, as indicated by our For Sale board.

WAM 7297

Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: D



Ground Floor
Approx. 79.4 sq. metres (855.1 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.3 sq. feet)

Total area: approx. 117.6 sq. metres (1266.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

SITTING ROOM / DINING AREA:
"I" shaped: 22'3" x 18'8"

CONSERVATORY:
16'4" x 14'5"

UTILITY AREA:
7'2" x 4'3"

KITCHEN:
10'5" x 9'10"

DOWNSTAIRS SHOWER ROOM:
5'2" x 4'7"

BEDROOM 1:
13'1" maximum x 11'1"

BEDROOM 2:
13'1" x 9'2"

BEDROOM 3:
8'2" x 7'10"

BATHROOM:
7'10" x 5'6"

GARAGE:
16'0" x 8'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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